

130.0

0001

0026.A

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

4,301,800 / 4,301,800

4,301,800 / 4,301,800

ASSESSED: 4,301,800 / 4,301,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TOWN OF ARLINGTON	
Owner 2: REDEVELOPMENT BOARD	
Owner 3:	
Street 1: 730 MASS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 52,781 Sq. Ft. of land mainly classified as Improved-Sel with a Govt. Bldg. Building built about 1926, having primarily Brick Exterior and 22476 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	Improved-Sel		52781		Sq. Ft.	Site		0	90.	0.50	10									2,375,145						2,375,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
931		52781.000	1,926,700		2,375,100	4,301,800			84161
									GIS Ref
									GIS Ref
									Insp Date
									11/08/99

PREVIOUS ASSESSMENT

Parcel ID								
130.0-0001-0026.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	931	FV	1,926,700	0	52,781.	2,375,100	4,301,800	4,301,800
2019	931	FV	1,782,700	0	52,781.	2,507,100	4,289,800	4,289,800
2018	931	FV	1,782,700	0	52,781.	1,847,300	3,630,000	3,630,000
2017	931	FV	1,788,500	0	52,781.	1,768,200	3,556,700	3,556,700
2016	903	FV	1,788,500	0	52,781.	1,636,200	3,424,700	3,424,700
2015	903	FV	1,788,500	0	52,781.	1,372,300	3,160,800	3,160,800
2014	903	FV	1,788,500	0	52,781.	1,340,600	3,129,100	3,129,100
2013	903	FV	1,788,500	0	52,781.	1,277,300	3,065,800	3,065,800

SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	4853-106		1/1/1901	Family	
					No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1508	Wood Dec	6,300					Construct new deck
8/9/2001	545	Alterati	14,000 C					CREATE A LIBRARY I

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/1999	Meas/Inspect	243	PATRIOT
7/1/1983	SL		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	50 - Govt. Bldg.			Full Bath:	Rating:			1926.															
Sty Ht:				A Bath:	Rating:																		
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																	
Foundation:				A 3QBth:	Rating:																		
Frame:				1/2 Bath:	Rating:																		
Prime Wall:	7 - Brick			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct:				OTHER FEATURES																			
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units:															
Color:				A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:				Frl:	Rating:		Other																
GENERAL INFORMATION				WSFlue:	Rating:		Upper																
Grade: A - Very Good				CONDOS INFORMATION				Lvl 2															
Year Blt:	1926	Eff Yr Blt:		Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdict:				Floor:				Totals RM: 0 BR: 0 Baths: HB															
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	12	Phys Cond:	AV - Average	35.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall:	6 - Average	Functional:			%	Interior:																	
Sec Int Wall:		Economic:			%	Additions:																	
Partition:	T - Typical	Special:			%	Kitchen:																	
Prim Floors:		Override:			%	Baths:																	
Sec Floors:		Total:	35	%	Plumbing:																		
Bsmnt Flr:		CALC SUMMARY				Electric:																	
Subfloor:		Basic \$ / SQ: 80.00				Heating:																	
Bsmnt Gar:		Size Adj.: 0.84449190				General:																	
Electric:	3 - Typical	Const Adj.: 1.02899992				Totals																	
Insulation:	2 - Typical	Adj \$ / SQ: 69.519				0																	
Int vs Ext:		Other Features: 5000				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Heat Fuel:		Grade Factor: 1.77				Rate	Parcel ID	Typ	Date	Sale Price													
Heat Type:	3 - Forced H/W	NBHD Inf: 1.00000000																					
# Heat Sys:		NBHD Mod:				WtAv\$/SQ:		AvRate:	Ind.Val														
% Heated:		LUC Factor: 1.00																					
Solar HW:	NO	Adj Total: 2964214				Juris. Factor:			Before Depr:	123.05													
% Com Wall:		Depreciation: 1037475				Special Features:	0		Val/Su Net:	69.77													
		Depreciated Total: 1926739				Final Total:	1926700		Val/Su SzAd:	85.72													
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 130.0-0001-0026.A												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							